

024.0

0005

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
722,800 / 722,800
722,800 / 722,800
722,800 / 722,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		HENDERSON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KESSELMAN JOSEPH J	
Owner 2:	
Owner 3:	
Street 1: 77 HENDERSON STREET	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: WAGNER CARL A -	
Owner 2: PEROVA ALLA N -	
Street 1: 77 HENDERSON STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1280 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

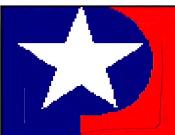
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:			Exempt			
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5547		Sq. Ft.	Site		0	80.	1.06	1									469,130						469,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										16002
										GIS Ref
										GIS Ref
										Insp Date
										08/26/17



USER DEFINED

Prior Id # 1:	16002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	20:53:39
LAST REV Date	Time
07/28/20	10:02:02
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID									
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date									
2022	101	FV	253,700	0	5,547.	469,100	722,800	Year end	12/23/2021
2021	101	FV	246,500	0	5,547.	469,100	715,600	Year End Roll	12/10/2020
2020	101	FV	246,500	0	5,547.	469,100	715,600	Year End Roll	12/18/2019
2019	101	FV	209,200	0	5,547.	498,400	707,600	707,600 Year End Roll	1/3/2019
2018	101	FV	209,200	0	5,547.	363,600	572,800	572,800 Year End Roll	12/20/2017
2017	101	FV	209,200	0	5,547.	316,700	525,900	525,900 Year End Roll	1/3/2017
2016	101	FV	209,200	0	5,547.	269,700	478,900	478,900 Year End	1/4/2016
2015	101	FV	197,600	0	5,547.	263,900	461,500	461,500 Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT								PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
WAGNER CARL A	49778-272		7/16/2007			404,250	No	No			
LYONS WILLIAM	28901-379		7/30/1998			239,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
4/23/2020	449	Heat App	9,141	C				
2/27/2013	264	Re-Roof	17,560	C				
1/25/2013	124	Manual	7,860	C				
11/23/2009	1196	Inter Fi	8,500					
9/29/2009	910	New Wind	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	Inspected	PH	Patrick H
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/17/2013	Info Fm Prmt	EMK	Elen K
1/21/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
4/22/2000	Inspected	263	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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